



Lees Terrace, Holt NR25 6JL

welcome to

Lees Terrace, Holt

Viewing is strongly recommended of this beautiful two bedroom town centre apartment which is a successful holiday let offering income potential.



**External Stairs At Rear
Entrance Door To;
Entrance Hall**

Radiator, stairs to 2nd floor, vinyl flooring.

Bedroom

9' 7" x 8' 2" (2.92m x 2.49m)

Double glazed window to rear, radiator, carpet,
reading lights.

Shower Room

Shower, heated towel rail, wc, wash basin, marble
worksurfaces with cabinets under, tiled floor, 1/2
tiled walls.

Bedroom

10' 6" + recess x 8' 2" (3.20m + recess x 2.49m)

Double glazed window to front, radiator, carpet,
fitted cupboards, reading lights.

2nd Floor

Kitchen/Diner/Sitting Room

27' 2" x 12' 8" (8.28m x 3.86m)

Overall, stunning views over Holt through a full width
window, radiator, vinyl flooring, kitchen comprising
wall and base cabinets with marble work surfaces,
integrated wine cooler, built in oven, hob and hood,
inset 1 1/2 bowl sink, built in washing machine, built
in slimline dishwasher, built in fridge and freezer,
double glazed window to front.

Outside

South facing balcony.



view this property online williamhbrown.co.uk/Property/HOL106481



welcome to

Lees Terrace, Holt

- Open plan living space with great views
- Town centre
- Balcony
- Ideal 'lock up and leave'
- Gas central heating

Tenure: Leasehold EPC Rating: D

Council Tax Band: Deleted Service Charge: 600.00

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£280,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HOL106481



Property Ref:
HOL106481 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01263 713343



Holt@williamhbrown.co.uk



The Old Fire Station, Chapel Yard, Albert Street,
HOLT, Norfolk, NR25 6HG



williamhbrown.co.uk